

**THE MOORINGS
IBSTOCK ROAD
ODSTONE
NUNEATON
LE10 0QG**

Grid Ref: SK394078

PRELIMINARY ECOLOGICAL ASSESSMENT

Ref: WCL/PEA/MB/51124



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Wildlife Consultants Limited

5th NOVEMBER 2024

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B SUMMARY

Wildlife Consultants Limited were commissioned by Mr & Mrs M Burnham, clients, to undertake Preliminary Ecological Assessment incl. Potential Roost Assessment of The Moorings House, Odstone LE10 0QG with regard to a submission of a planning application for: *Two storey rear extension, entrance porch, double garage and new access driveway*



| Proposed North West [Side] Elevation



| Proposed South West [Rear] Elevation

The property is a residential house, of brick construction with rosemary tiled roofs, full sarking felt to all roofs with access into the roof space.

Access to the roof space is via a loft hatch and ladder.

The property stands in its own grounds with buildings and another property within the adjacent yard and at the edge of the Hamlet, with open agricultural land to all sides. The proposal is for extensions to the property and the creation of a separate access drive.



Fig. 1: View of proposed extension and site location of site

Wildlife Consultants Ltd. were commissioned to undertake a survey of the site with regard to the presence of bats and any protected species use of the site for any purpose.

Summary of findings:

- **No evidence** was identified of use of the property by any species of bats for roosting or any purpose.
- **Roof space** present.
- **Roof covering** is clay tiles with sarking felt.
- **Insulation** is present.
- **External walls** are of a solid brick construction.

- **Negligible Potential** is considered to be offered by the building following the undertaking of the surveys.
- **No active** nest sites were identified.
- **No** evidence was identified of the site being used by any protected species for any purpose.
- **No** further surveys are considered as being required at this time.
- **No** mitigation strategies are considered as being required.
- **No** licences are required from the licensing authority (Natural England).

C INTRODUCTION

Wildlife Consultants Limited were commissioned by clients, Mr. & Mrs. Burnham, to undertake a Potential Roost Assessment of the property.

The site was surveyed to identify / assess the habitats for the possible presence or use of them for any purpose by bats.

The property is in good condition and well maintained with very limited access potential for bats and with the sarking felt being present throughout the property they are considered as being sub-optimal for bats for any purpose.

The new extension will not require access or direct breaches into the existing roof.

The surveys were undertaken on one day – 5th November 2024 in good weather conditions.

Ecological surveyor: Snr. Surveyor, R. S. Davies

Bat Licence registration number: 2020-47590-CLS-CLS,

All the surveys undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice as cited by Bat Conservation Trust (BCT).

Bat surveys Good Practice Guidelines Bat Conservation Trust 2013

D. SURVEY INTRODUCTION

To identify any protected species present on the site, protected under Wildlife and Countryside Act 1981 (as amended) & Conservation of Habitats and Species Regulations 2010

D1 Pre-existing Information on Species of Concern on Site

A desk study established and identified the protected species that have been recorded within the immediate area.

D2 Status of Species of Concern in the Local Area

The status of the protected species concerned with this survey site, and in the wider local area of the site, was gleaned from national conservation bodies.

D3 Objective of this Survey

The objective of the survey was to carry out a survey for the presence or likely absence of bats, within the constraints of both the deadlines set by the client and the timing of the survey.

The survey was undertaken in accordance with the Bat Mitigation Guidelines: (*English Nature 2004*), (*Bat surveys Good Practice Guidelines, Bat Conservation Trust 2013*), *Bat Workers Manual: (Joint Nature Conservation Committee 2004)*, *Bird Survey Techniques: (British Trust for Ornithology 2001)* and industry best practise.

D4 Potential Impacts

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Habitats and Species Regulations 2010. Together these two legislations make it an offence to:

- Deliberately capture or intentionally take a bat
- Deliberately or intentionally kill or injure a bat
- To be in possession or control of any live or dead bat or any part of, or anything derived from a bat
- Damage or destroy a breeding site or resting place of a bat
- Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection

- Deliberately disturb any bat, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

A bat roost can be considered any structure a bat or bats use for breeding, resting, shelter and/or protection. It is important to note that since bats often re-use the same roost sites, current legal opinion is that a bat roost is protected whether or not the bats are present. Therefore, a bat roost is considered to be so, if there is evidence that a bat or bats have used that place in the past.

However, although the law provides strict protection to all native bat species in Britain, it also allows this protection to be waived (derogation) under Sections 53/56 of the Conservation of Habitats and Species regulations 2010 through the issue of a licence for that particular roost. These licences are currently determined for developments in England by Natural England.

A licence can only be issued where the following requirements are satisfied:

- The proposal is necessary to 'preserve public health and safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment'
- There is 'no satisfactory alternative'
- The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a Favourable Conservation Status in their natural range'

Seven bat species are listed in the UK Biodiversity Action Plan and are listed as Species of Principle Importance under the provisions of the NERC Act 2006. PPS9 gives guidance on the treatment of Species of Principle Importance and states that local authorities should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

❖ Immediate Potential Impacts.

Whilst no evidence of the presence of bats has been identified throughout the external/internal survey of the site it is considered the site offered Negligible Potential for roosting bats.

D5 Field Survey**D5i Methodology**

The survey involved several different techniques to determine the presence or likely absence of bats within the site.

The ecologists surveyed the following during this survey:

1. External property survey:

The property and site concerned, whatever their material construction, were surveyed for any signs of bats, potential likely gaps, cracks and crevices in the brick work etc. These points were thoroughly examined as part of this survey.

When surveying for bats, the ecologists endeavour to determine why there may be bats on the site, for example; roosting during the day, feeding roost at night, maternity roost (summer) or hibernacula (winter).

The ecologists searched for:

- Holes in walls, pipes, gaps behind window frames, lintels and doorways.
- Cracks and crevices in the brickwork.
- Gaps between roof and wall plate.
- Gaps behind eaves, soffit boards and outside walls.
- Suitable entry and exit points.
- Bat droppings on the ground, ledges and windowsills.
- Urine and/or grease staining of the outside surfaces.
- Active avian nests.
- Presence of birds.

2. Internal property survey:

This entailed much the same as the external survey apart from the ecologists surveyed the inside of the buildings, with the additional techniques and critique of:

- Locating any live bats.
- Locating any corpses or skeletons.
- Locating bat droppings usually found in heaps / scattered on the floor or ledges within the property.
- Locating feeding remains: insect wings or beetle wing cases etc.
- Observing clean location, i.e. no cobwebs, clean worn holes and crevices in the brickwork.
- Detecting odours and any other evidence.
- Active avian nests.
- Presence of birds within.

3. Walk over survey

This entailed a detailed walkover of the whole site to determine whether or not the proposed development would affect all protected species and consideration being given to birds and/or active avian nest sites.

4. Equipment used:

The ecologists used various items of equipment during their surveys which included:

- Ladders: extendable; to reach parts of the building that were out of ground level reach.
- Binoculars: to examine higher parts of the building that were out of reach of ladders.
- Endoscope: to examine cracks and crevices.
- High powered one million candle power torches to aid vision around the buildings darker recesses.

During all the surveys the ecologist used the correct and established methods and equipment, e.g. binoculars, as is cited in the Bat Surveys Good Practice Guidelines.

E RESULTS

Ei: Bats and roosts sites

Protected under the Wildlife and Countryside Act 1981, and the Conservation of Habitats and Species Regulations 2010.

The property is two-storey with solid brick walls, with a clay tiled roof covering, fully insulated and a roof space with full access available.

No evidence of bats using the building for any purpose was identified during the survey and the buildings is considered to offer sub-optimal conditions for roosting bats.

No species of bat was recorded, observed or evidence of the presence of use of the buildings by bats was identified during the survey and is therefore considered as offering Negative Potential for roosting bats.

No Mature trees are present within the site or adjacent to which would be considered as offering roosting potential.

The roadside and garden boundary hedges offer foraging and flight path potential and are to be retained following the development proposal.

Eii. Birds

Protected under the Wildlife and Countryside Act 1981.

No birds of any species were observed, no active or old nest sites were identified.
The wider site offers potential for birds to use the site for nesting purposes.

E2iii: Trees, Shrubs and Protected Flora

There are no mature or semi-mature trees, shrubberies and a roadside and garden hedges are present.

A section of roadside hedge will be lost with the creation of a new access drive and it is considered the loss will not affect any wildlife corridor that may be present.

F DISCUSSION

The survey failed to identify the buildings use by any species of bat for any purpose and it is considered the site offers a Negligible Potential for use by any species of bat for any purpose.

The roof coverings are clay tiles and fully lined with sarking felt

Roof space is present.

No bats were observed or evidence of their use of the property for any use was identified.

No evidence of the use of the site by any protected species was identified for any purpose and mitigation strategies are considered as not being required for: bats, badgers or GCNs.

No features for bats are considered as to be lost as a result of the proposed development.

No licences are required from the licensing authority – Natural England.

No further surveys are required.

Biodiversity Enhancement of the site and immediate area can be achieved by the inclusion of a new lighting scheme into the new development.

G CONCLUSION

During the survey, no protected species were identified as using the site for any purpose having paid particular attention to the use of the site by bats and birds.

No mitigation strategies are considered as being required.

No licences are required from the licensing authority – Natural England.

No further surveys are considered as being required.

The property is considered to offer a Negligible Potential for its use by bats for any purpose. No evidence of the use by any species of bat was identified within the property or using the property for any purpose.

Biodiversity Enhancement can be achieved, to include the incorporation of a new lighting scheme into the proposals – see Appendix 4.

H RECOMMENDATIONS

It is recommended the following is undertaken:

- 1)** All works to cease immediately if the presence of bats is identified at any time during the works and further advice sought from Natural England or a licensed ecologist.
- 2)** Biodiversity Enhancement – Net Gain can be achieved with Appendix 2 being implemented.

I APPENDIX

1) NEGATIVE BAT SURVEY STATEMENT

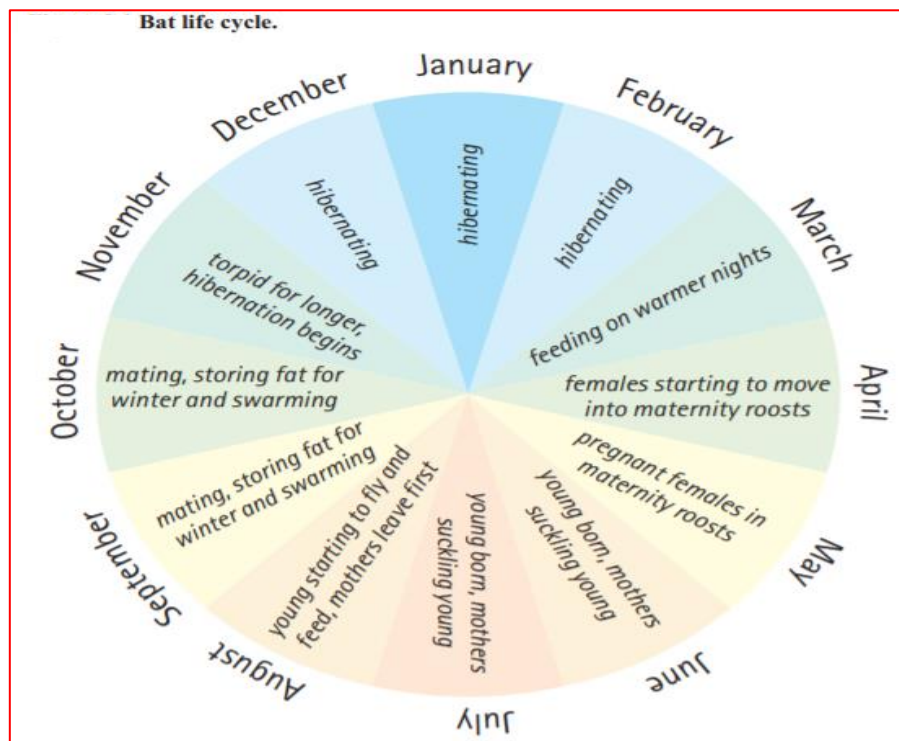
PLANNING AUTHORITY: Hinckley & Bosworth B C	Grid reference: SK394078	Planning application ref. no (if known): 24/00747/HOU
Site address: The Moorings, Ibstock Road, Odstone, LE10 0QG.		
Proposed Works: Two storey rear extension, entrance porch, double garage and new access driveway		
Building reference number (if applicable). If there are multiple buildings/structures, please attach a plan showing the layout of the site and ensure that the buildings are numbered and referred to in this form.		
Name(s) and licence number(s) of Bat-worker(s) carrying out survey: R. Davies: registration number 2020-47590-CLS-CLS		
Visual check/survey date(s): 5/11/2024		
Brief description of building and roof space: Property of brick construction and clay tiled roof with sarking felt.		
Describe any survey limitations – e.g. parts of roof or building that were inaccessible Fully inspected all areas, the loft spaces are all floored giving full access..		
Do you consider the building to be of low/medium/high bat potential? Negligible		
Recommendation: Proceed with development with watching brief: No Emergence survey needed: No. Other: None		
Signed by bat worker(s): 		Date: 12/11/2024

2) GUIDELINES FOR ASSESSING POTENTIAL SUITABILITY

Appendix 4 – Bat Scoring Criteria

Suitability	Roosting Habitats in Structures	Potential Flight Path and Foraging Habitat	Recommended number of minimum surveys to give confidence in negative presence/absence results
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels)	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e., no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats)	No further surveys required
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion	No obvious habitat features on site likely to be used as flightpaths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.	No further surveys required
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats)	Habitat that could be used by small numbers of bats as flightpaths such as a gappy hedgerow or unvegetated stream, but isolated, i.e., not very well connected to the surrounding landscape by another habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub	One dusk emergence or dawn re-entry survey <i>Structures that have been categorised as low potential can be problematic, and the number of surveys required should be judged on a case-by-case basis. In some cases, more than one survey may be needed, particularly where there are several buildings in this category</i>
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed)	Continuous habitat connected to the wider landscape that could be used by bats for flightpaths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.	Two dusk emergence survey visits <i>Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more</i>
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flightpaths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.	Three separate dusk emergence survey visits <i>Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more</i>

3) BAT LIFE CYCLE



4) WILDLIFE CONSULTANTS LIMITED Biodiversity Checklist – Protected Species

THE MOORINGS, IBSTOCK ROAD, ODSTONE, LE10 0QG.		
BATS		
Has the site been surveyed for bats?	YES	
Are there any structures on site which have the potential to support roosting bats?		NO
Are there any trees on the site which have the potential to support roosting bats?		NO
BARN OWLS		
Has the site been surveyed for barn owls?	YES	
Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?		NO
BREEDING BIRDS		
Has the site been surveyed for breeding birds?	YES	
Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?		NO
BADGERS		
Has the site been surveyed for badgers	YES	
Is there any evidence of badgers on or near the application site?		NO
Are badgers commuting through the site to foraging areas?		NO
DORMICE		
Has the site been surveyed for dormice?	YES	
Is there suitable habitat for dormice on, or close to the application site?		NO
GREAT CRESTED NEWTS		
Has the site been surveyed for great crested newts?	YES	
Is there suitable habitat for great crested newts on, or close to the application site?		NO
REPTILES		
Has the site been surveyed for reptiles?	YES	
Is there suitable habitat on the site for reptiles?		NO
OTHER PROTECTED SPECIES (E.G. OTTERS, WATER VOLES, WHITE-CLAWED CRAYFISH)		
Has the site been surveyed for (Species Name): all the above	YES	
Is there suitable habitat on the site for (Species Name): all above		NO
IF 'YES' then the survey report should include details of the species concerned, the population level		
OTHER FEATURES OF NATURE CONSERVATION INTEREST		
Does the application site support Habitats of Principal Importance or Local Biodiversity Action Plan Priority Habitats?		NO
Does the application site support Species of Principal Importance or Local Biodiversity Action Plan Species?		NO

5. BIODIVERSITY ENHANCEMENT – NET GAIN

A. LIGHTING

Propose external lighting to be in the form of either wall mounted lighting fixed to the buildings, or floor mounted lighting to designate the parking areas and allow safe access to the proposed dwellings, all lighting to be motion activated.

Wall mounted lighting: Exterior wall lights to be “Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10” or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/atlantis-ip65-35w-gu10-or-led-gu10>

Floor mounted lighting: Exterior ground lights to be “Alto 60 Bollard Light - Stainless Steel IP44 600mm” or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/alto-60-bollard-light-stainless-steel-ip44-600mm>

These exterior bollards are to be installed to allow safe entry to the proposed dwellings from the parking area.



B) TWO BAT BRICKS ARE INCORPORATED INTO THE BUILDING - east & south sides.

eg. Ibstock Enclosed Bat Box 'B' or Ibstock Enclosed Bat Box 'C'



C) SWIFT BRICKS

A swift brick is incorporated into the property (eaves)



Eg. Ibstock Eco-habitat for Swifts

D) BEE BRICK

Two bricks are incorporated into the new build



E) SHRUBBERIES – new shrubbery to be created

Species to be considered to be planted in new shrubberies:

Wildlife friendly planting within the site

Wild Service Tree (*Sorbus torminalis*)

Guelder Rose (*Viburnum opulus*)

Rowan (*Sorbus aucuparia*)

Cherry, Bird (*Prunus padus*)

including pale night-scented plants to attract insects, birds and bats.

Planting night-scented flowers will help attract night-flying insects, which offer food to bats.

Plants to be planted / sown around the newly created pond to include from:

Cherry pie (*Heliotropium arborescens*)

Evening primrose (*Oenothera biennis*)

Honeysuckle (*Lonicera periclymenum*)

Night-scented catchfly (*Silene noctiflora*)

Night-scented stock (*Matthiola bicornis*)

Nottingham catchfly (*Silene nutans*)

Soapwort (*Saponaria officinalis*)

Sweet rocket (*Hesperis matronalis*)

Tobacco plant (*Nicotiana glauca*)

White jasmine (*Jasminum officinale*)

F) HEDGEROW

A new hedgerow is planted to the southern boundary (currently post & rail fence) between the garden and agricultural grass field

Hedgerow Planting:

Hawthorne *Crataegus monogyna*

Holly *Ilex aquifolium*

Hazel *Corylus avellana*

Field Maple *Acer campestre*

6) PICTURES



View of property



View of gable end



View of chimney and lead flashing



View of roof



View of gable end – location of extension



View of property and foot access to property



Internal view of roof space



Internal view of roof space



View of roadside hedge



View of garden hedge – conifer



View of garden hedge – conifer & shed



Internal view of garden shed



View of garden



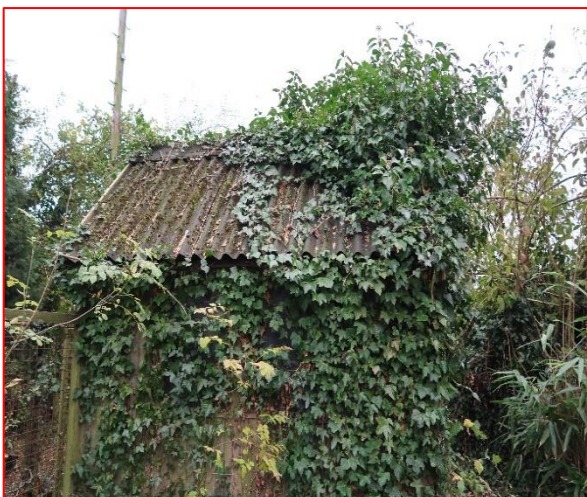
View of roadside hedge – new access



View of fence line – new hedge & shrubbery



View of proposed extension site.



Garden shed to be demolished



Garden hedge - conifer

J REFERENCES

Bat Workers Manual	<i>Joint Nature Conservation Committee</i>	2004
Bat surveys Good Practice Guidelines	<i>Bat Conservation Trust</i>	2013
Bat Conservation Guidelines	<i>Collins</i>	2016
Habitat Management for Bats	<i>Joint Nature Conservation Committee</i>	2001
Bird Survey Techniques	<i>British Trust for Ornithology</i>	2001
Herpetofauna Workers' Manual	<i>Joint Nature Conservation Committee</i>	2003
The British Herpetological Society:	http://www.bhs.org.uk	2009
Handbook for Phase 1 habitat survey	<i>Joint Nature Conservation Committee</i>	1990
Multi Agency Graphic Information System (MAGIC)	<i>October 2024</i>	
Wildlife and Countryside Act 1981		

Please note: All photographs & maps remain the property of Wildlife Consultants Limited.

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 1	15 NOVEMBER 2024	COMPANY SECRETARY	R. S. DAVIES